



Agenda

DATE 11/10/11 TIME 8:25
PREPARED BY W. [Signature]
APPROVED BY [Signature]

PLANNING COMMISSION
December 1, 2011 – 6:00 P.M.
CITY COUNCIL CHAMBERS

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: November 3, 2011

FINDINGS/CONCLUSIONS:

- Case #2011-109. **Guadalupe Credit Union Development Plan.**
- Case #2011-110. **Thomas Properties Rezoning.**

- E. OLD BUSINESS
- F. NEW BUSINESS

- 1. **Case #2011-55. DeVargas Center Sign Plan Variance.** Modulus Architects, agent for DeVargas Center Associates, requests a variance to 14-8.10(E) Permanent Signs: Specific Requirements According to Class of Sign. The property is zoned SC-2 (Community Shopping Center) and is located at 564 North Guadalupe Street. (Daniel Esquibel, Case Manager) (**POSTPONED FROM OCTOBER 6, 2011**)

G. STAFF COMMUNICATIONS

- 1. **Santa Fe Metropolitan Planning Organization (MPO) Bicycle Master Plan.** Staff presentation of the Preliminary Draft of the MPO Bicycle Master Plan. (Keith Wilson, Case Manager)

H. BUSINESS FROM THE FLOOR

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

**Index Summary of Minutes
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INDEX	ACTION TAKEN	PAGE(S)
Cover Sheet		1
Call to Order	Chair Hughes called the meeting to order at 6:00 pm	2
Roll Call	A quorum was declared by roll call.	2
Pledge of Allegiance	Pledge of Allegiance was led by Commissioner Lindell	2
Approval of Agenda Staff advised that Case #2011-55 - DeVargas Center Sign Plan Variance has been postponed to the January, 2012 meeting per request from the applicant.	Commissioner Spray moved to approve the agenda as amended, second by Commissioner Ortiz, motion carried by unanimous voice vote.	2
Approval Minutes November 3, 2011 and Case Findings Corrections: Page 12: Discussion: Commissioner Catanach did not ask the question after the motion, Commissioner Lindell asked the question. Page 25: Last Paragraph – 1 st sentence – comment from Commissioner Spray: add the word “for” between the work so and all. It was noted that Donna Wynant, Staff was present and her name was reflected in the minutes. Motion and vote reflects that Commissioner Catanach voted on the Fact of Findings and Conclusion in October and he was not present and did not vote and would like for the record to reflect this clarification. Page 23: 3 rd paragraph, 1 st sentence: Chair Hughes said as passed tonight, we will hear –	<i>Commissioner Spray moved to approve the minutes of November 3, 2011 as amended, second by Commissioner Harris, motion carried by unanimous voice vote.</i> <i>Commissioner Spray moved to approve Case #2011-109, second by Commissioner Bemis, motion carried by unanimous voice vote.</i> Commissioner Catanach moved to approve Case #2011-110, second by Commissioner Villarreal. Discussion: Commission Spray offered a Friendly Amendment to the motion changing the word <i>will</i> to <i>could</i>. Commissioner Catanach agreed to the friendly amendment.	2-4

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<p>should say; <i>will we</i> hear....</p> <p>Page 20: Friendly Amendment refers to 30% juniper. Correction: 30% evergreen.</p> <p>Case #2011-109. Guadalupe Credit Union Development Plan Case #2011-110. Thomas Properties Rezoning</p>	<p>Commissioner Catanach moved to approve Case #2011-110 with the approved Friendly Amendment to change the word <i>will</i> to <i>could</i>, second by Commissioner Villarreal, motion carried by unanimous voice vote.</p>	
<p>Old Business None</p>		4
<p>New Business Case#2011-55. DeVargas Center Sign Plan Variance. Modulus Architects, agent for DeVargas Center Associates, requests a variance to 14-8.10(E) Permanent Signs: Specific Requirements According to Class of Sign. The property is zoned SC-2 (Community Shopping Center) and is located at 564 North Guadalupe Street. (Daniel Esquibel, Case Manager) (POSTPONED FROM OCTOBER 6, 2011)</p>	<p>Postponed to January, 2012 meeting.</p>	4
<p>Business from the Floor</p>	<p>None</p>	4
<p>Staff Communications Santa Fe Metropolitan Planning Organization (MPO) Bicycle Master Plan. Staff presentation of the Preliminary Draft of the MPO Bicycle Master Plan. (Keith Wilson, Case Manager)</p>	<p>Informational Presentation</p>	4-8
<p>Adjournment and Signature Page</p>	<p>Meeting was adjourned at 8:00 pm</p>	9
<p>Additions: City Attorney's Advisory Opinion regarding Quasi-Judicial Actions</p>	<p>Exhibit A</p>	

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A. Roll Call

Present

Ken Hughes, Chair
Tom Spray, Vice Chair
Commissioner Michael Harris
Commissioner Lisa Bemis
Commissioner Signe L. Lindell
Commissioner Lawrence Ortiz
Commissioner Angel Schackel Bordegaray
Commissioner Renee Villarreal
Commissioner Joe Catanach

Staff Present

Tamara Baer
Matthew O'Reilly
Keith Wilson
Tim Rogers

Others Present

Fran Lucero, Stenographer

B. Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Lindell.

C. Approval of Agenda

Staff advised that Case #2011-55 - DeVargas Center Sign Plan Variance has been postponed to the January, 2012 meeting per request from the applicant.

Commissioner Spray moved to approve the agenda as amended, second by Commissioner Ortiz, motion carried by unanimous voice vote.

D. Approval of Minutes and Findings/Conclusions - Minutes: November 3, 2011

Corrections:

Page 12: Discussion: Commissioner Catanach did not ask the question after the motion, Commissioner Lindell asked the question.

Page 25: Last Paragraph – 1st sentence – comment from Commissioner Spray: add the word “for” between the work so and all.

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It was noted that Donna Wynant, Staff was present and her name was not reflected in the minutes.

Motion and vote reflects that Commissioner Catanach voted on the Fact of Findings and Conclusion in October and he was not present and did not vote and would like for the record to reflect this clarification.

Page 23: 3rd paragraph, 1st sentence: Chair Hughes said as passed tonight, ~~we will~~ hear – should say; *will we* hear....

Page 20: Ms. Baer confirmed with Commissioner Lindell on the Friendly Amendment that was made and was not to reflect 30% junipers on the entire property it was 30% evergreen.

Commissioner Spray moved to approve the minutes of November 3, 2011 as amended, second by Commissioner Harris, motion carried by unanimous voice vote.

FINDINGS/CONCLUSIONS:

Case #2011-109. Guadalupe Credit Union Development Plan

Commissioner Spray moved to approve Case #2011-109, second by Commissioner Bemis, motion carried by unanimous voice vote.

Case #2011-110. Thomas Properties Rezoning

Commissioner Catanach moved to approve Case #2011-110, second by Commissioner Villarreal.

Discussion:

Commissioner Spray voted against this and asked how one determines the fact, applicant states that he is applying for rezoning with intention to construct four dormitory buildings; that project was not approved, the zoning was changed but there was no plan for the project. Is that correct? Mr. O'Reilly said that it is correct as a preliminary paragraph in the findings of fact and conclusions of law. The applicant did make it clear that they were applying for the rezoning

Commissioner Spray referred to item 13b *"the need and justification for the change"*, the 2nd to last sentence states; The development of the project will enable SFUAD to expand its student body by assuring adequate student housing as a commercial use on the Property.) Commissioner Spray asked, is "will" a statement of fact?

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Commission Spray offered a Friendly Amendment to the motion changing the word *will* to *could*. Commissioner Catanach agreed to the friendly amendment.

Commissioner Catanach moved to approve Case #2011-110 with the approved Friendly Amendment to change the word *will* to *could*, second by Commissioner Villarreal, motion carried by unanimous voice vote.

E. Old Business

None

F. New Business

1. Case #2011-55. DeVargas Center Sign Plan Variance. Modulus Architects, agent for DeVargas Center Associates, requests a variance to 14-8.10(E) Permanent Signs: Specific Requirements According to Class of Sign. The property is zoned SC-2 (Community Shopping Center) and is located at 564 North Guadalupe Street. (Daniel Esquibel, Case Manager) **(POSTPONED FROM OCTOBER 6, 2011)**

Postponed to January, 2012 meeting.

2. For Commission Use and Information: City Attorney's Advisory Opinion regarding Quasi-Judicial actions. City Attorney Zamora provided the Commission with a memorandum dated November 21, 2011 for information and review. [Exhibit A]

G. Business from the Floor

None

H. Staff Communications

1. Santa Fe Metropolitan Planning Organization (MPO) Bicycle Master Plan. Staff presentation of the Preliminary Draft of the MPO Bicycle Master Plan. (Keith Wilson, Case Manager)

The chair asked that questions be held up until Mr. Wilson completes his presentation.

Mr. Wilson stated that Santa Fe was designated a Metropolitan Planning Organization (MPO) in 1982 by the Federal government when the population of the metropolitan area reached 50,000. The Santa Fe MPO is the transportation planning entity for the existing urbanized area of Santa Fe, plus those portions of the surrounding area expected to become urbanized over the next 20 years. The MPO is composed of four member governments: the City of Santa Fe, Santa Fe County, Tesuque Pueblo, and the New Mexico Department of Transportation who are represented on the Transportation Policy Board overseeing the MPO. The MPO is currently

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mandated to meet federal requirements under Title 23 U.S.C. and the Safe Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy of Users (SAFETEA-LU) that became public law on August 10, 2005.

Part of that mandate is to develop a Metropolitan Transportation Plan (MTP) which serves as the framework for addressing the transportation needs of the metropolitan planning area over a 25 year period. The MTP should include both long range and short range strategies/actions that lead to the development of an integrated multi-modal transportation system to facilitate the safe and efficient movement of people and goods in addressing current and future transportation demand. Under Federal legislation the Santa Fe MPO is required to update its Long Range MTP every 5-years with the most recent update completed in October, 2010.

One of the recommendations in the MTP Update was for the MPO to develop a Bicycle Master Plan for the MPO area with the intent that the completed Bicycle Mast Plan would become the Bicycle component to the MTP. Tim Rogers, MCRP has been engaged as a consultant to work on the Draft Bicycle Master Plan.

Mr. Rogers referred to the Bicycle Master Plan as the Path to L.A.B. Gold. ***[The Commission followed a power point presentation slide-by-slide and a hard copy was provided to the Commission].***

Topics of Discussion:

- (1) Introduction
- (2) Bicycle Planning and Policy in the Santa Fe Metropolitan Area
- (3) Engineering: Assessment of Existing Conditions
- (4) Recommendations to Improve Bicycle Infrastructure
- (5) Education, Encouragement and Enforcement
- (6) Implementation Plan

IMBA World Summit will be held in Santa Fe on October 12-13, 2012.

Questions:

The Chair complimented Mr. Wilson and Mr. Rogers for the advanced updates on the Preliminary Draft Plan; thank you.

Keith Wilson would like to receive feedback from the commission due before the end of January, 2012.

From last night bond's passage, which part of the plan is covered under the bond?

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CIP for pavement marking and additions, refreshing the markings. It may have markings for Siler Road. Keith said that the city of Santa Fe portion would be \$6.1 million for Phase A and if it passed in March there would be \$4 million for Phase A.

Commissioner Villarreal: Page 68 referring to educating motorist and asked if the Defensive Driving classes are those required by the State as there has never been reference to bike safety?

Mr. Rogers said that this part of the plan is not as detailed but there was some success in getting the state Motor Vehicle Department to insert questions in the test on bicycles.

Commissioner Villarreal: Recommendation 2.3 bicycle laws, is it effective when police enforcement is available so they have some tracking of bicycles, has it been effective in other cities? Mr. Rogers said that it has technically been in effect in Santa Fe, but the SFPD recommends that the residents register their bicycle but more so for theft vs. for public safety. Mr. Rogers said he did not know if it was effective but the SFPD does enforce bike safety. What is the timeline to finish the connection in Frenchy's Trail? Mr. Rogers said it is done.

Commissioner Catanach: Once the master plan is approved what is the expected time frame to adopt new road standards to include new bike lanes? Would there have to be new road standards based on this plan? Mr. Rogers mentioned that Chapter 14 does a good job of detailing the major arterials. Mr. Rogers feels the city road standards are good but Santa Fe County needs more work and it is being asked that they review and amend their standards where needed.

Commissioner Catanach addressed open trail connections within open space areas, would this plan have some consideration for acquisition of easement for some properties? Mr. Rogers said that this would be a topic for future discussion.

Commissioner Bemis addressed the objection of some residents' children to ride the trails to get to school. Mr. Rogers stated that the residents are more in opposition of the access through their property. It was also mentioned about the undesirable usage of these trails and a public safety concern for those who live close in proximity to the trails.

Commissioner Harris applauds the work on the MPO Bicycle Master Plan Draft.

Commissioner Ortiz: Stated that he would like to see a maintenance factor in these plans. There is a dire need to assure that funding is available to maintain the upkeep and for the departments to work together. Mr. Rogers said that there is a maintenance recommendation, it is not in Phase A and he agreed they have to develop a strategy for this need. Commissioner Hughes suggested possibly "adopt a portion of the trail" program to keep the trails clean and safe.

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Commissioner Ortiz expressed his concern about the maintenance and upkeep of the trails and asked if funding will be available for equipment and staffing.

Commissioner Spray extended his compliments to staff on the well thought out presentation and process. Commissioner Spray asked what the current total usage measurement is. Mr. Wilson said that at this point in time staffing has not had the time to do this precise research. Commissioner Spray said that it is important to have access to the financial commitment and research numbers in order to assure that all concerns are met. Commissioner Spray asked if any thought has been given to educating the community on the driving rules and rights of the bicyclist. Commissioner Spray said he appreciated the discussion on the fear factor of riding bicycles and hoping that there are defensive driving classes to understand the rules. Mr. Wilson agreed with the need to expand and emphasize the education program on appropriate ways for the pedestrian to perform on the bicycle as well as to the vehicular driver. There is a mutual respect and education that needs to be available through multiple means. Educating the younger riders will help for future growth as they will be respectful when bicycling. There are those who also drive cars and are bicycling so it is hoped that additional education will be helpful for the rider's safety.

Commissioner Lindell: This whole plan looks like it is \$34 million dollars and yet there is no data collection to justify that expenditure of funds. This is an incredible document but I don't see a data collection to justify this huge amount of money. It is almost \$500 per every citizen in this city; that is a lot of money. As much as I personally would like to support this I need to see data on usage to match the plan. Some of the numbers are mind boggling to me. For example, #2 – I can't imagine how .01 mile is \$35,800, that is like 52 feet, that is almost like \$700 a foot, what makes that so expensive? This is a pricey proposal; it is a huge amount of money to spend without having provisions on how we are spending this money. When Commissioner Ortiz talked about the maintenance, I said oh my gosh. I think the document is well done but it is really lacking in a couple places for people like me to support it. If this is a long term project that we have into perpetuity, there has to be a huge maintenance cost associated with the plan. The document is well done but it is lacking in a couple of places for people like me to support it. No more comments thank you.

Commissioner Bemis said regarding the maintenance, she would like to see the public schools get involved on the maintenance and upkeep of the trails. She used the example of Frenchy's Dog Park where the residents who use the park pick up the poop. If we could include some of this program in to the schools and get the teachers excited, maybe taking a section of the trail to maintain; it would get them invested.

Commissioner Schackel echoed the commendation on the work done on this plan. She shared her satisfaction with staff and Mr. Rogers showing where the connections can be made when possible. There is frustration when connectivity is not defined. Commissioner Schackel said that the financial data is very important. There is qualitative value in the linkage that was provided;

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but it is important to show where connections cannot connect. Commissioner Schackel asked for staff's opinion on the trail at St. Francis and Zia Road. Mr. Rogers said that the purpose of the underpass is the Arroyo Chamiso Trail and that it was designed without his direct input. Commissioner Schackel said that Commissioner Lindell's statements were well taken. She would like to know what she pays per year for all the roads in Santa Fe. Many people don't own cars and the connections are important. We have a \$30 million bond for parks and trails and we do not put that money in the right place to connect, in fact we have created a few barriers for park improvements. She asked a question regarding Acequia Trail – and its connection. Ms. Schackel said if there was a bumper sticker that said Phase A, she would put it on her car and formally provided her support. Mr. Wilson said that they work diligently to always incorporate as much trail planning in projects. Mr. Rogers offered that trail plans should always be looked at but more in depth review of plans need to be looked at. Commissioner Schackel expressed her thanks to staff and to the commission for the input and work done on this plan.

Mr. Wilson assured the commission that they will go back and review the points of reference, i.e., financial, data and trail connections in future projects.

Staff:

Corazon Santo rezoning was approved at the most recent City Council meeting. One member of the public did come forward and spoke on their behalf. Final plat will come back to the Commission for final approval.

Mr. O'Reilly announced that the City Council unanimously approved all of Chapter 14; they adopted it almost exactly the way City Planning approved it. The Mayor and Council did recognize the hard work of the Planning Commission.

1. At the request of Councilor Dominguez, the Council approved an amendment to the ordinance which makes cul-de-sacs harder to do.
2. The code now explicitly prohibits cars backing out of arterials.
3. The council approved an amendment that requires that new walls that are built as part of a new project have to be set back from the right a way line and that they should be screened.
4. Additionally amendments were made to allow carports in a different way that Planning Commission approved in the code. They did say that any carports have to match the existing façade of the building.

Another thing approved was the BDC District cases will now be heard by the planning commission.

The council adopted March 1, 2012 as the effective date for the ordinance.

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I. Matters from the Commission

Congratulations to Mr. O'Reilly for the great job done on Chapter 14.

Long Range Planning Meeting will be held next week.

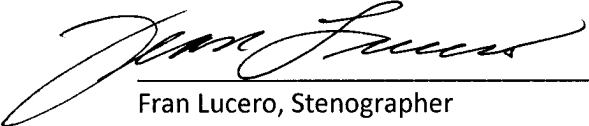
Commissioner Harris said that the Summary Committee had an interesting meeting regarding requirements of practice and the discussion was postponed until January, 2012 when City Attorney Brennan can be in attendance to answer some of the questions.

J. Adjournment

There being no further business to come before the Planning Commission the meeting was adjourned at 8:00 pm

Signature Page:

Chair Ken Hughes



Fran Lucero, Stenographer